

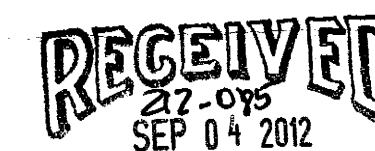
SCALE: 1" = 25'

A = CURVE	CL = CLEAR
A/C = AIR CONDITIONING UNIT	CONC. = CONCRETE
ASPH. = ASPHALT	D.M.E. = DRAINAGE MAINT. EASEMENT
B.M. = BENCH MARK	Ø = DIAMETER
Bk/Corr. = BLOCK CORNER	EASMT. = EASEMENT
CALC.(C) = CALCULATED	ELEV. = ELEVATION
CB = CATCH BASIN	ENC. = ENCROACHMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	F.O.D. = FOUND DRILL HOLE
C.L. = CENTER LINE	F.P. = FOUND PIER
CLB. = CHORD BEARING	F.N.D. = FOUND NAUT. AND DISC
C.L.F. = CHAIN LINK FENCE	F.P.P. = FOUND, RND. PIRE

F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEAS.(M) = MEASURED
MH = MANHOLE
M = MONUMENT
ML = MONUMENT LINE
NTS = NOT TO SCALE
P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE

P.I. = POINT OF INTERSECTION
P. = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION

S.D/H = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY = STORY
SWK. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
\$ = SECTION LINE



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY 24

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SKETCH OF BOUNDARY SURVEY

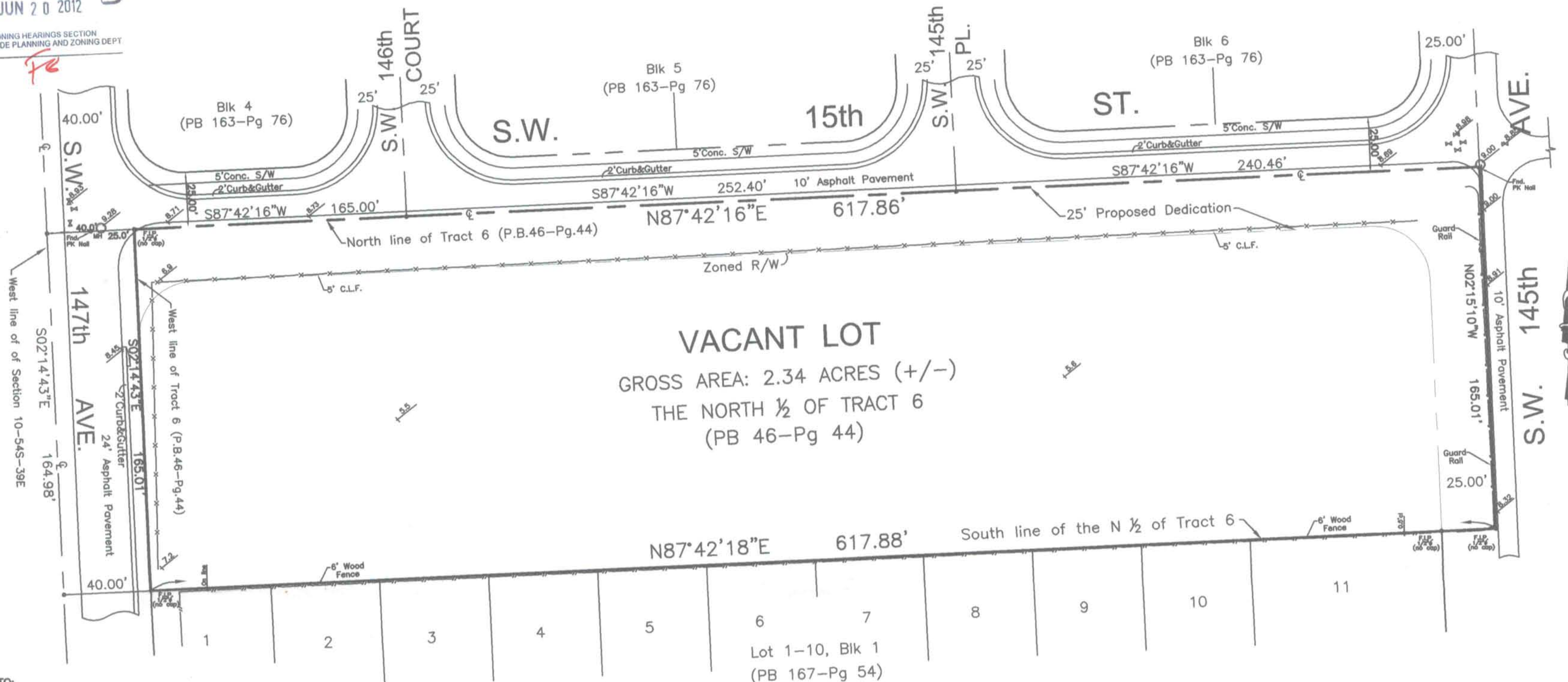
SCALE: 1" = 25'

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JUN 20 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: *FE*

ABBREVIATION (IF ANY APPLIED)

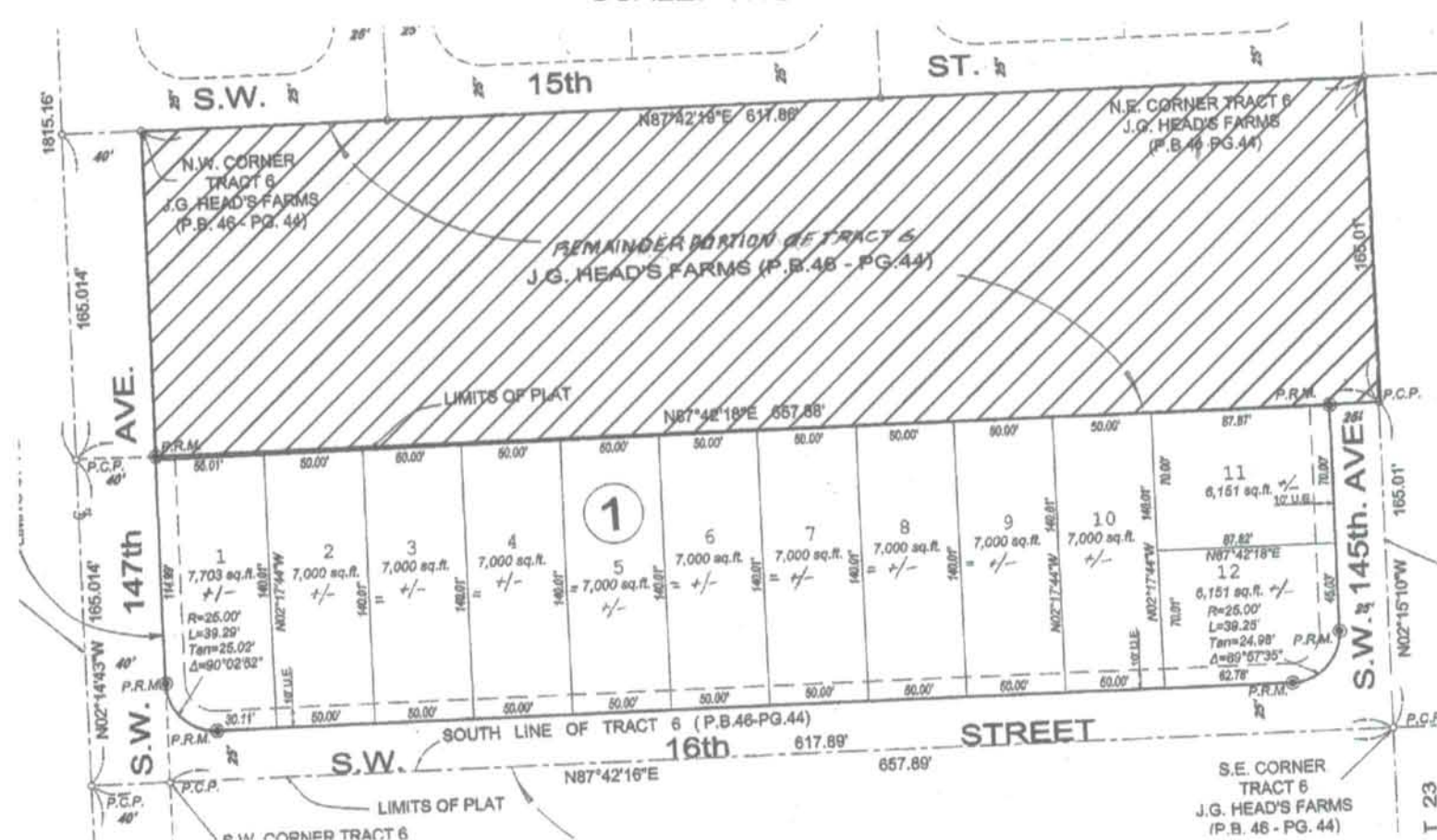
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VACANT LOT
GROSS AREA: 2.34 ACRES (+/-)
THE NORTH 1/2 OF TRACT 6
(PB 46-Pg 44)

LOCATION MAP

SCALE: NTS



CERTIFIED TO:
MARIO CASTELLANOS

SITE ADDRESS: 146XX S.W. 15th STREET, MIAMI FLORIDA 33184

JOB NUMBER: 12-522

DATE OF SURVEY: MAY 21, 2012

LEGAL DESCRIPTION:

THE NORTH 1/2 OF TRACT 6, LYING IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST OF J.G. HEADS FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" AND THE SURVEY MAP RESULTING THEREFROM OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.

SURVEYORS NOTES:

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120635-0431L, WITH AN EFFECTIVE DATE OF SEPT. 11, 2009. BASE FLOOD ELEVATION OF 9.00 FEET

LAND AREA OF SUBJECT PROPERTY: 2.340 AC (+/-)

PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY BENCH MARK No. P-4057, WITH AN ELEVATION OF 9.12 FEET, (PK NAIL AND DISC ON CONC. LOCATED ON SW 147th AVE. AND SW 26th STREET).

BEARING SHOWN HEREON ARE REFER TO AN ASSUMED MERIDIAN OF N.02°14'43"W. FOR THE CENTER LINE OF SW 147th AVE., ALSO BEING THE WEST LINE OF THE OF SECTION 10, TWP 54 S, RANGE 39 E, MIAMI-DADE COUNTY, FLORIDA.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

FOR: MARIO CASTELLANOS

SCALE: 1"=40'

DRAWN BY: TP

CHECKED BY: E.P.

APPROVED BY: EP

FIELD BOOK No. 14932

PAGE No.



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PH: (305) 554-6963

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Ed Pino
PROFESSIONAL LAND SURVEYOR
AND MAPPER No. 6771
STATE OF FLORIDA

DATE: MAY 21, 2012

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NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER